

Recording requested by:

LandAmerica Commercial Services

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

DOC # 2006-0702017

09/22/2006 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

And when recorded, mail to:

SURVEYOR

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522



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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 031

Project: P06-0263
APN: 216-250-033 & -031
Address: Old 215 Frontage Road

LL-P06-0263



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT



Property Owner(s): Cottonwood Development, LLC, a limited liability company

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 2 parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Craig Aaron 9-15-06
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside }

ss

On 9-15-06, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared:

Craig Aaron
Name(s) of Signer(s)

personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

LOT LINE ADJUSTMENT
EXHIBIT "A"

PROPOSED LEGAL DESCRIPTIONS

Parcel 1 (1.740 Ac.)

That portion of that real property described in a deed to the County of Riverside recorded October 21, 1954 in Book 1644, Page 101, Official Records of Riverside County, California as vacated by the City Council of the City of Riverside by Resolution No. 20883, a certified copy of said resolution recorded April 22, 2005, per Instrument No. 2005-0319524 of Official Records of said County, together with a portion of Parcels 17, 18 and 19 of Parcel Map No. 24536 as shown on a map filed in Book 162, Pages 91 through 98, inclusive, of Parcel Maps, in the office of the County Recorder of said County described as follows:

Beginning at a point in the west line of the southeast quarter of Section 10 Township 3 South, Range 4 West, San Bernardino Meridian, according to United States Government Survey, said point being the southwest corner of Parcel 3 of those certain parcels of land described in deed to 215 Riverside LLC, by document recorded May 4, 2004, as Document No. 2004-0328668 of Official Records of said County; thence North 89°51'41" West 60.00 feet along the westerly prolongation of the southerly line of said Parcel 3 to the westerly line of the easterly 60.00 feet of the southwest quarter of said Section 10; thence South 0°33'13" West 227.64 feet along said westerly line to the westerly line of Parcel 7724-01-01 as described in that certain Final Order of Condemnation recorded June 14, 1994 as Instrument No. 242560 of Official Records; thence along said westerly line the following three courses: North 16°33'15" West 216.41 feet, North 7°57'14" West 284.65 feet and North 3°23'31" West 172.91 feet to the westerly prolongation of the southerly line of that certain parcel conveyed to Dolores McOmber by deed recorded April 25, 1947 in Book 833, Page 52 of Official Records of said county; thence leaving said westerly line of Parcel 7724-01-01 South 89°51'41" East 177.67 feet along said westerly prolongation to

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By: R. Wheeler
Checked By: L. Rush

LL-P06-0763

the westerly line of said southeast quarter of Section 10; thence along said westerly line South 0°33'13" West 434.09 feet to the Point of Beginning.

Parcel 2 (1.526 Ac.):


That portion of that real property described in a deed to the County of Riverside recorded October 21, 1954 in Book 1644, Page 101, Official Records of Riverside County, California as vacated by the City Council of the City of Riverside by Resolution No. 20883, a certified copy of said resolution recorded April 22, 2005, per document No. 2005-0319524 of Official Records of said County, together with a portion of Parcel 19 of Parcel Map No. 24536 as shown on a map filed in Book 162, Pages 91 through 98, inclusive, of Parcel Maps, in the office of the County Recorder of said County described as follows:

Beginning at a point in the west line of the southeast quarter of Section 10 Township 3 South, Range 4 West, San Bernardino Meridian, according to United States Government Survey, said point being the southwest corner of that certain parcel of land described in deed to Melvin Harvey Cain, Sr. and Mabel Claire Cain, by document recorded September 21, 1946, in Book 780 Page 253 of Official Records of said County; thence North 89°53'20" West 60.00 feet along the westerly prolongation of the southerly line of said parcel of land to the westerly line of the easterly 60.00 feet of the southwest quarter of said Section 10; thence South 0°33'13" West 565.69 feet along said westerly line to the northerly line of said Parcel 19; thence South 89°53'31" West 129.85 feet to the westerly line of Parcel 7724-01-01 as described in that certain Final Order of Condemnation recorded June 14, 1994 as Instrument No. 242560 of Official Records; thence along said westerly line South 3°23'31" East 176.96 feet to the westerly prolongation of the southerly line of that certain parcel conveyed to Dolores McOmber by deed recorded April 25, 1947 in Book 833, Page 52 of Official Records of said county; thence leaving said westerly line of Parcel 7724-01-01 South 89°51'41" East 177.67 feet along said westerly

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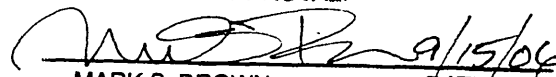
prolongation to the westerly line of said southeast quarter of Section 10; thence along said westerly line North 0°33'13" East 742.90 feet to the Point of Beginning.



Larry E. Rush, L.S. 4356
License Expires: June 30, 2007
Date: 6/26/06



DESCRIPTION APPROVAL:



MARK S. BROWN 9/15/06
CITY SURVEYOR DATE

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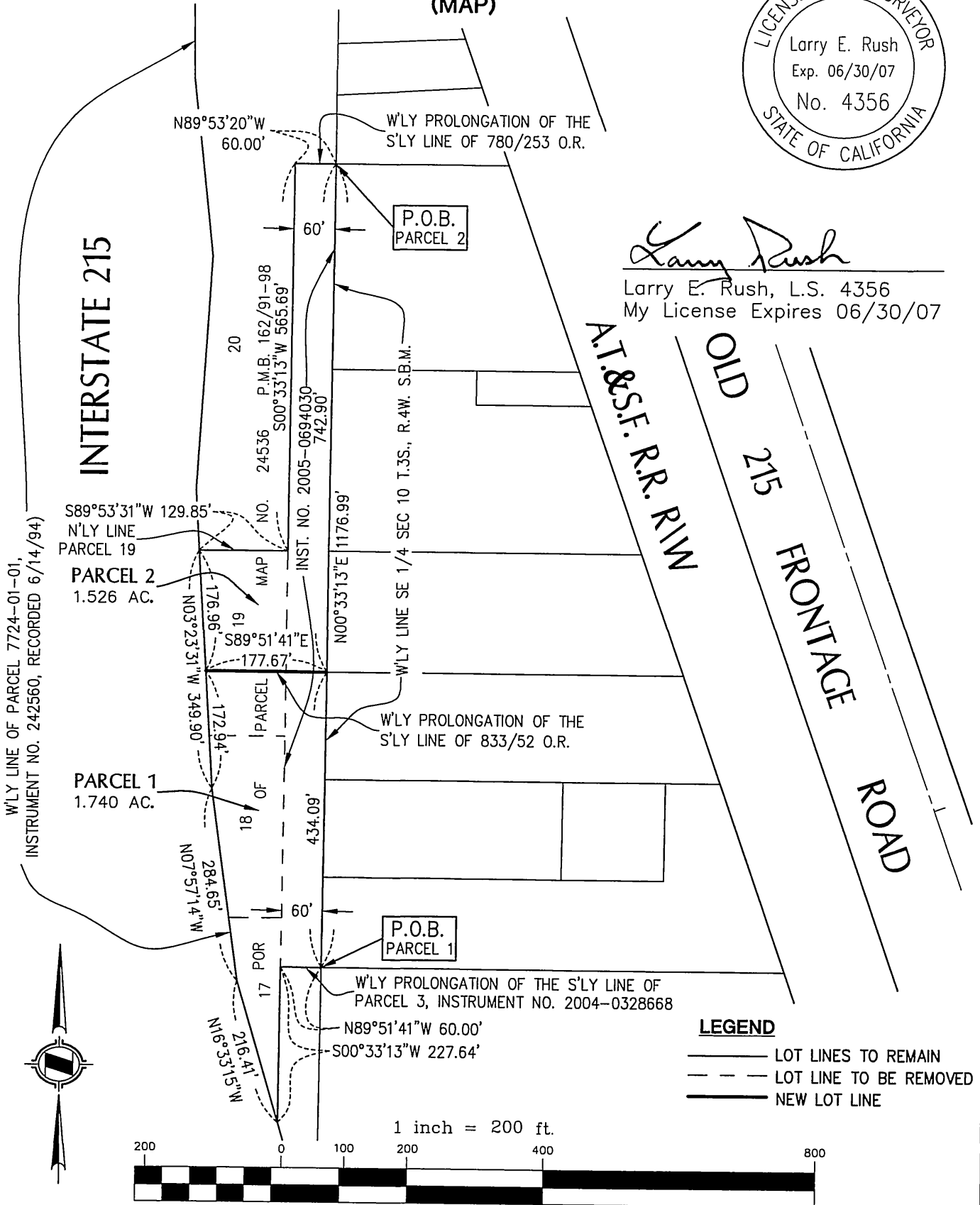
LOT LINE ADJUSTMENT

IN CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

(MAP)



Larry Rush
 Larry E. Rush, L.S. 4356
 My License Expires 06/30/07



FILE: I:\Alessandro-I-215\LLA\1157\SHT01.dwg
 DATE: 12-22-05 DWG By: R. Wheeler CK'd By: L. Rush REVISED:

W.O. 3161-1X SHEET 1 OF 1

LL-PO6-0263